



To: Real Estate Department Partners

Notice: **RED-11-27**

From: Real Estate Department- Compliance and Asset Management

Date: December 1, 2011

Re: **2012 Tax Credit Compliance Manual- DRAFT FOR PUBLIC COMMENT**

IHCDA is pleased to release the draft of the 2012 Rental Housing Tax Credit Compliance Manual. The draft can be found online at the [Compliance and Asset Management webpage](#). Major changes and additions to the manual appear in the text in redline format.

IHCDA will accept public comments until Monday January 2, 2012. All comments must be submitted via email to Matt Rayburn at mrayburn@ihcda.in.gov.

The most notable change to the manual is a general reorganization of the chapters. Instead of six chapters as in previous editions, the manual now includes nine chapters separated out into more logical categories. It is our intention to make information easier to locate within the manual.

The following highlights some of the new information added to the 2012 edition:

Chapter 1: Added new information about the applicability of the manual to tax exempt bonds, TCAP, and Section 1602

Chapter 3: Added more explanation of eligible basis, qualified basis, placed-in-service dates, and the minimum set-aside election.

Chapter 4: Added significant updates regarding the hold-harmless policy for rent and income limits as well as applying HERA limits. Also added updates based on new IRS interpretations on utility allowance noncompliance.

Chapter 5: Added new information on marketing accessible units, suitable for occupancy requirements, and consequences of casualty loss.

Chapter 6: Added new information on handling zero income households and prohibited lease language.

30 S. MERIDIAN ST. SUITE 1000 - INDIANAPOLIS, IN 46204 - [HTTP://IHCDA.IN.GOV](http://ihcda.in.gov)

P: 317.232.7777 - F: 317.232.7778 - TF: 800.872.0371



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State of Indiana
Lieutenant Governor
Rebecca S. Skillman



Chapter 7: Increased annual monitoring fee from \$22 per unit to \$23 per unit beginning with 2012 reporting (this means the increased fee is not due until January 31, 2013).

Chapter 9: Added new information on tenant and owner fraud.

